



**Town of Arlington, Massachusetts**  
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## **Building Committee Minutes 01-16-2001**

**REGULAR MEETING**  
**PERMANENT TOWN BUILDING COMMITTEE**  
**TUESDAY, January 16, 2001**

**PRESENT:** John Cole, Chairman Phillip Farrington  
 William Shea, Vice Chair Robert Juusola  
 Richard Bento Charles Stretton  
 Thomas Caccavaro Martin Thrope  
**ABSENT:** Kathleen Donovan

**PARTICIPANTS:** Dick Madonia, Project Manager  
 Richard O'Dwyer, ICON Architectural  
 Stefan Chaires, DRA  
 John Ryther, Hardy Landscape Architect

**CALL TO ORDER:** 7:30 p.m.

Mr. Shea announced that a letter had been received from the MA Department of Revenue which indicates that the town does have the right to pass on the additional Peirce School building costs to the voters under the debt exclusion.

### **INVOICES**

On a **MOTION** by Mr. Stretton and seconded by Mr. Juusola, it was VOTED to **approve the following invoices for payment:**

- **Geotechnical Services, Inc. – Field Engineer – Hardy School - \$180.50**
- **Geotechnical Services, Inc. – Site Observations, etc. – Hardy - \$525.50**
- **Geotechnical Services, Inc. – Field Technician – Hardy - \$265.50**
- **American Engineering & Testing Inc. – Testing – Hardy - \$466.00**

ROLL CALL VOTE: Unanimous (Mr. Cole & Mr. Thrope not present for vote)

### **HARDY SCHOOL – LANDSCAPING**

- The cost estimate for the Hardy playground is approximately \$237,000 and approximately \$88,000 for the remaining site.
  - Selectman, Jack Hurd, spoke in support of the playground project. Referring to the cost to complete the remaining site, he said that it was critical to complete the job and that it was a part of the school that was important to the neighborhood.
  - There was some discussion of supplemental funding for the project through Town Meeting or possibly through applying for CDBG funding.
  - The town could either obtain a price from the general contractor to do the playground work or, if that price is too high, the project could be put out as a separate bid. Since a contract cannot be awarded without the availability of funding, that issue will have to be taken up at the special town meeting. Mr. Ryther felt that the contract documents could be prepared before the special town meeting in late March.
- On a **MOTION** by Mr. Shea and seconded by Mr. Stretton, it was VOTED to **have an add/alternate for the fence and the irrigation system**. VOTE: 6-0-1 (Mr. Thrope abstained as he was not in attendance for most of the discussion. Mr. Bento was not present for vote.)
- Mr. Ryther will provide the architect with a proposal for the committee's approval.

### **PEIRCE UPDATE – S. CHAIRES**

- DRA has submitted the contract documents that are 75% complete to Daedilus (contract management firm) for review. They are hoping to receive comments back some time next week. DRA is scheduled to submit another 90% complete set during the week of February 5th.

- A second cost estimate and documents will be prepared by Jack Foley.
- Mr. Chaires brought six copies of the plans this evening. Mr. Shea will review copies of the heating and control specifications, and Mr. Bento will review the site and utility plans. Mr. Chaires will need comments by January 30th. On a **MOTION** by Mr. Juusola and seconded by Mr. Stretton, it was VOTED **to use metal studs and moisture-resistant cementitious board and ceramic wainscot on the wet walls in the bathroom, the kitchen, and the mechanical room.** VOTE: Unanimous
- Mr. Chaires will set up an appointment to meet with Kay Donovan to look at brick samples.
- Mr. Chaires will raise the matter of the building permit (proposal to have it issued before June 30th in order to be exempt from new energy codes) when he meets with the Building Inspector.

#### **HARDY SCHOOL BUDGET – M. THROPE**

- The architect projected an additional \$158,000 worth of potential change orders as of his conversation with Mr. Thrope this afternoon.
- This brings the total additional cost for the Hardy project to \$800,000 (\$600,000 plus \$100,000 to be transferred from the Brackett project and \$100,000 from the furnishings budget).
- There will be another update of the budget at the committee's next meeting on January 30th.

#### **HARDY SCHOOL PROPOSAL & INVOICE**

On a **MOTION** by Mr. Shea and seconded, it was VOTED to **authorize the maximum amount of \$7,575.00 as outlined in the proposal submitted by ICON in a letter dated January 16, 2001 for additional technical-related services as identified by Edvance Technical Design.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Thrope and seconded by Mr. Caccavaro, it was VOTED to **approve Pay Application No. 18 to Bonfatti Construction in the amount of \$432,431.31.** ROLL CALL VOTE: Unanimous

#### **EXECUTIVE SESSION**

On a **MOTION** by Mr. Thrope and seconded, it was VOTED to **move into Executive Session to discuss possible litigious issues and to come out of Executive Session for the purpose of adjournment as no further business will be discussed in public session.** ROLL CALL VOTE: Unanimous

Respectfully submitted,

Marie Carroll